

GENERAL NOTES:
1. APN: 8222-009-901-902
2. CURRENT ADDRESS: 15405 LA SUBIDA DRIVE, HACIENDA HEIGHTS, CA 91745
3. EXISTING LAND USE: VACATED EDUCATION/INSTITUTIONAL SCHOOL SITE
4. PROPOSED LAND USE: DETACHED SINGLE FAMILY RESIDENTIAL
5. VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
6. NO. OF EXISTING LOTS: 3
7. COMMUNITY PLAN: HACIENDA HEIGHTS COMMUNITY PLAN (HCCP)
8. EXISTING AND PROPOSED GENERAL PLAN (HCP) COMMUNITY: HS-RESIDENTIAL (0-5 DU/S/ ACRES), NO CHANGE
9. EXISTING LA COUNTY ZONE: R-A-10000 RESIDENTIAL
10. a. PROPOSED DENSITY: 4.1 DUS/ ACRE
11. NO. OF PROPOSED LOTS: 1
12. NUMBER OF PROPOSED DWELLINGS: 52
13. PROPOSED DEMOLITION: ALL EXISTING ON-SITE BUILDINGS, PARKING, PAVED AREAS, TREES AND GROUNDS
14. NO OAK TREES ON SITE, NO SENSITIVE SPECIES
15. LOT LINE ADJUSTMENTS IF NECESSARY MAY OCCUR PRIOR TO FINAL ENGINEERING. MAY REQUIRE AN AMENDMENT/REVISED MAP.
16. EXISTING BUILDINGS 33,453 SQ.FT. TO BE REMOVED.
17. DRY UTILITIES MAY BE LOCATED IN COMMON UTILITY TRENCH WHERE POSSIBLE. REFER TO UTILITY EXHIBIT.
18. ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
19. RESERVE RECIPROCAL EASEMENTS FOR DRAINAGE, INGRESS/EGRESS, SEWER, WATER, UTILITIES, RIGHT TO GRADE, AND MAINTENANCE PURPOSES, IN DOCUMENTS OVER THE COMMON PRIVATE DRIVEWAYS TO THE SATISFACTION OF PUBLIC WORKS.
20. PIPE SIZING FOR STORM DRAIN IMPROVEMENTS SHALL BE CONFIRMED DURING IMPROVEMENT STAGE.
21. SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SEWER STUDY AND SEWER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS.
22. WATER SYSTEM SHALL BE DESIGNED, AND HYDRAULIC ANALYSIS / WATER STUDY, BY SAN GABRIEL VALLEY WATER COMPANY IN COORDINATION WITH LENNAR HOMES AND LOS ANGELES COUNTY PUBLIC WORKS WATER DIVISION.
23. LANDSCAPE AND IRRIGATION PLAN PROVIDED BY LANDSCAPE ARCHITECT SHALL BE IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE GUIDELINES.
24. REFER TO LOW IMPACT DEVELOPMENT (LID) PLAN FOR GUIDANCE ON WATER QUALITY TREATMENT AND MAINTENANCE OF SUCH FACILITIES.
25. PRIVATE WATER QUALITY DEVICES ALONG REGALADO STREET, LA SUBIDA DRIVE, AND PROPOSED PRIVATE DRIVEWAY "A" ARE IN PROJECT SITE. HOA MAINTAINED.
26. CROSS LOT DRAINAGE PERMITTED IN FRONT YARDS IN UNDERGROUND PIPE OR CURB CUT OUTLET FROM RESIDENTIAL LOTS IF NECESSARY FOR BMP OR U/D NEEDS. CROSS LOT DRAINAGE PERMITTED IN SLOPED AREAS OF REAR YARDS MAINTAINED BY HOA. ACCESS TO SLOPES PROVIDED THROUGH C&G'S.
27. POST BOX (MAILBOX) RECEPTACLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVE TWO OR MORE DWELLINGS.
28. HOA C&G'S REGULATE AND DESIGNATE MAINTENANCE AREAS FOR DRAINAGE DEVICES AND FIXTURES.
29. NO ENTRY GATES ON PRIVATE DRIVEWAY "A" AND "B".
30. RESIDENTIAL CONDOMINIUM PLAN TO BE SUBMITTED TO CA. DE.
31. REFER TO LANDSCAPE PLAN FOR WALL AND FENCE PLAN.
32. THIS SUBDIVISION (TRACT) IS A CONDOMINIUM PROJECT FOR 52 DWELLINGS WHEREBY THE OWNERS OF THE UNITS OF AIRSPACE WILL HOLD UNDIVIDED INTEREST IN COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.
33. PRIVATE DRIVES AND COURTS ARE HOA MAINTAINED.
34. COMMUNITY OPEN SPACE MAINTAINED BY HOA.

PROPOSED EASEMENTS
1. EASEMENTS FOR ACCESS (INGRESS/EGRESS), RIGHT TO GRADE, MAINTENANCE FOR DESIGNATED WATER, SEWER, STORM DRAIN, WATER UTILITY DEVICES, AND APURTENANT FACILITIES ARE TO BE PROVIDED OVER PRIVATE DRIVEWAY "A" AND "B" AND FIRE LANE. FOR EMERGENCY SERVICES, LOS ANGELES COUNTY PUBLIC WORKS, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AND DRY UTILITY SERVICES AS DEEMED APPROPRIATE.
2. ON-SITE WATER, SEWER, STORM DRAIN AND APURTENANT WET UTILITY DEVICES ARE PRIVATELY MAINTAINED IN PRIVATE DRIVEWAY "A" AND "B" AND FIRE LANE AND PRIVATE COURTS C, D, AND E.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF REGALADO STREET BEING N67°05'39"W AS SHOWN ON TRACT MAP NO. 27610 FILED IN BOOK 703, PAGES 80-81 (INCLUSIVE) OF MAP RECORDS, LOS ANGELES COUNTY, CALIFORNIA.

ALTA SURVEY PROVIDED BY C&V CONSULTING, INC. ON JUNE 21, 2016

BENCHMARK STATEMENT:
LOS ANGELES COUNTY BENCH MARK NUMBER FG4812 DESCRIBED AS: 1"X1" IN W. CB N. END CB 5 FT 5/0 BCR @ SW COR LA SUBIDA DR & HACIENDA BL" ELEVATION = 469.339 (NAV88)

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1851F OF PANEL 1851 OF 2350, EFFECTIVE SEPTEMBER 26, 2008

PROPOSED EARTHWORK

	CUT:	FILL:
RAW VOLUME	21,700 CYS	46,410 CYS
1" OVER EXCAVATION (1" IN STREETS)	78,020 CYS	78,020 CYS
2.5% LOSS ON ALL EXCAVATION	2,490 CYS	2,490 CYS
1" SUBSIDENCE	2,070 CYS	2,070 CYS
2.5% LOSS ON 6" OF SCARIFICATION	260 CYS	260 CYS
ESTIMATED TOTALS	99,720 CYS	129,250 CYS
	SHORT	29,530 CYS

NOTE: SPOIL DIRT ESTIMATED TO BE 5,200 CYS

SETBACK INFORMATION: LOT 1

FRONT - 20' ON REGALADO STREET AND LA SUBIDA DRIVE
REAR - 15' EAST AND WEST TRACT BOUNDARY LINE

RESIDENTIAL PLAN INFORMATION EXHIBIT A - SITE PLAN

	PLAN 1	PLAN 2-NEXTEN	PLAN 3
DWELLING AREA SQ. FT.	3,893	4,195	4,630
BEDROOM	5	5	5
BATHROOM	4	4	4
GARAGE PARKING (NOT INCLUDED)	3	3	4
2 ADDITIONAL SPACES IN DRIVEWAY			
HOUSES	13	17	20
TOTAL	52 HOMES	4.1 DU/AC	

STREET TREE REQUIREMENTS

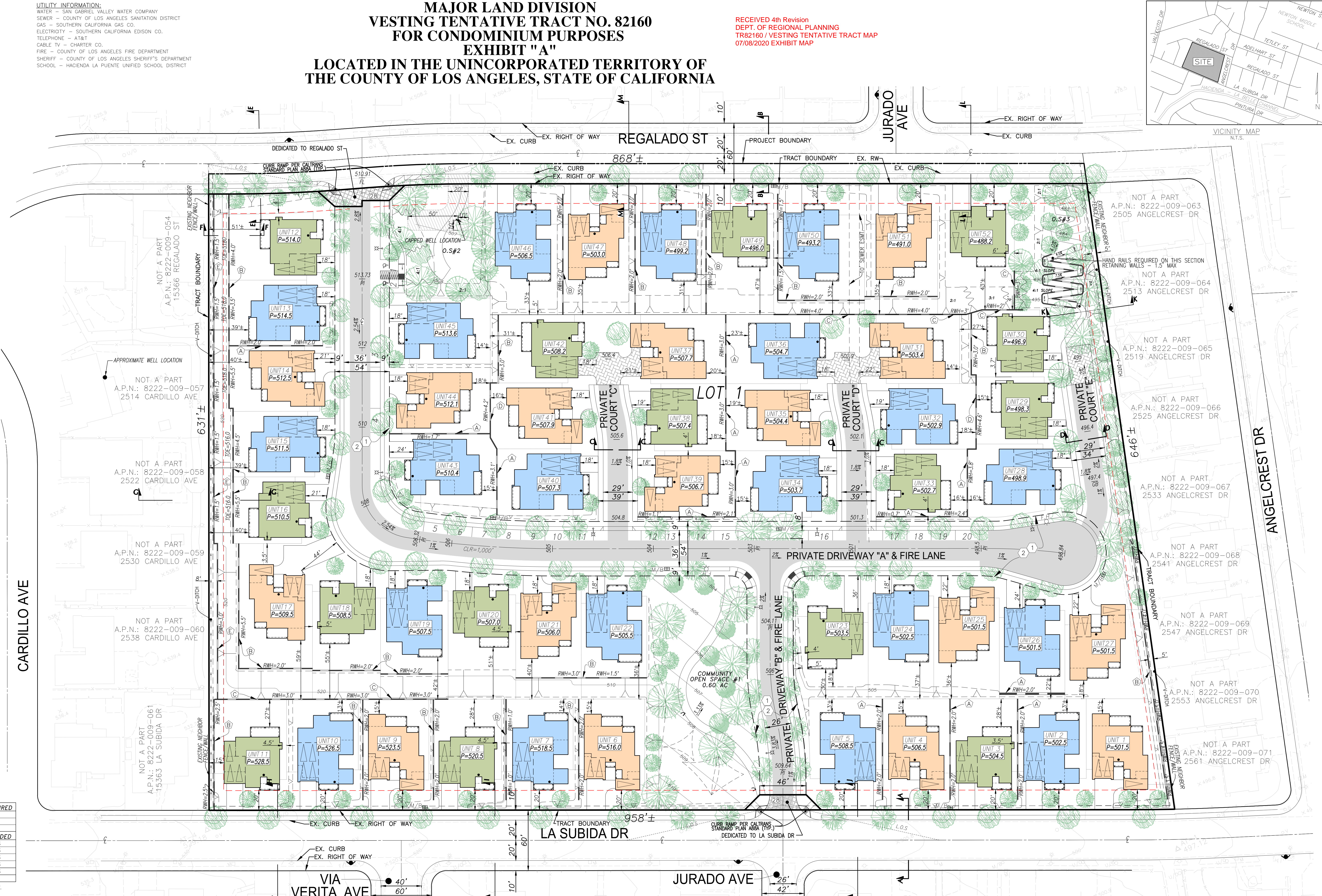
EXISTING STREET FRONTAGE	LINEAR FEET	TREES REQUIRED
REGALADO STREET	812 LI FT	32 TREES
LA SUBIDA DRIVE	1,065 LI FT	43 TREES
TOTAL TREES REQUIRED		75 TREES

PROPOSED STREET FRONTAGE	LINEAR FEET	TREES PROVIDED
REGALADO STREET	812 LI FT	34 TREES
LA SUBIDA DRIVE	1,065 LI FT	33 TREES
PRIVATE DRIVEWAY "A"	1,975 LI FT	65 TREES
PRIVATE DRIVEWAY "B"	404 LI FT	13 TREES
TOTAL	4,151 LI FT	145 TREES

NOTE: REFER TO CONCEPTUAL LANDSCAPE PLANS FOR PLACEMENT OF TREE LOCATIONS. ILLUSTRATION SHOWS APPROXIMATE LOCATION

LEGEND/SYMBOLS

ASPH	ASPHALT PAVING	RETAINING WALL CALL OUT (REFER TO EXHIBIT B FOR WALL DETAIL)	
CB	CATCH BASIN	FIRE LANE	
CONC	CONCRETE	END OF FIRE LANE	
MH	MANHOLE	COMMON SPACE	
MWS	MODULAR WETLAND SYSTEM	DEDICATED TO PUBLIC STREET	
RWH	RIGHT-OF-WAY	PROPOSED MAIL BOX 6-8 CLUSTER	
R/W	RIGHT-OF-WAY	EXISTING STREET LIGHT	
TOP	TOP OF SLOPE	EXISTING STREET LIGHT	
TOE	TOE OF SLOPE	POWER POLE	
LO.S	LINE OF SIGHT	METER	
	TOP OF SLOPE	CB	EXISTING CATCH BASIN
	TOE OF SLOPE	O.V	VALVE
	TOE OF SLOPE	O.MH	MANHOLE
	PROJECT BOUNDARY	-X-X-X-	EXISTING FENCE
	TRACT BOUNDARY		TREE LINE
	PROPOSED RIGHT OF WAY		EXISTING BUILDINGS OR STRUCTURES TO BE REMOVED
	PROPOSED CENTERLINE		
	PROPOSED EASEMENT		
	RETAINING WALL		
	SETBACK LINE		
	UNIT NUMBER		
	PAD ELEVATION		
	PROPOSED FIRE HYDRANT		
	EXISTING FIRE HYDRANT		
	PROPOSED STREET LIGHT		



PROJECT SUMMARY

GROSS AREA	12.58 AC
RESIDENTIAL AREA	9.5 AC
PRIVATE DRIVEWAY A & B AND COURTS "C" & "D" AND SEWER EASEMENT	2.1 AC
NET AREA (GROSS - PRIVATE DRIVEWAY A & B & COURTS C, D, & E AND SEWER EASEMENT)	10.48 AC
COMMUNITY OPEN SPACE AREAS	
COMMUNITY OPEN SPACE AREA 1	0.60 AC
COMMUNITY OPEN SPACE AREA 2	0.26 AC
COMMUNITY OPEN SPACE AREA 3	0.23 AC
TOTAL COMMUNITY OPEN SPACE AREA	1.09 AC

PARKING SUMMARY

NUMBER OF UNITS	SPACES REQUIRED/DWELLING	REQUIRED PARKING	GARAGE PARKING PROVIDED	PARKING PROVIDED
PLAN 1	15	2	30	45
PLAN 2	17	2	34	51
PLAN 3	20	2	40	60
GUEST PARKING (1 PER 4 DU)			13	20
TOTAL			117	196

ADA PARKING (INCLUDED IN GUEST PARKING REQUIREMENT)

ADA PARKING	2
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NOTE: DOES NOT INCLUDE DWELLING DRIVEWAY SPACE.

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SECTION "D-D"

SECTION "E-E"

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SECTION "RRR-RRR"

SECTION "SSS-SSS"

SECTION "TTT-TTT"

SECTION "UUU-UUU"

SECTION "VVV-VVV"

SECTION "WWW-WWW"

SECTION "XXX-XXX"

SECTION "YYY-YYY"

SECTION "ZZZ-ZZZ"

SECTION "AAA-AAA"

SECTION "BBB-BBB"

SECTION "CCC-CCC"

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SECTION "BBB-BBB"

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SECTION "FFF-FFF"

SECTION "GGG-GGG

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF REGALADO STREET BEING N67°05'39"W AS SHOWN ON TRACT MAP NO. 27610 FILED IN BOOK 703, PAGES 80-81 (INCLUSIVE) OF MAP RECORDS, LOS ANGELES COUNTY, CALIFORNIA.

ALTA SURVEY PROVIDED BY C&V CONSULTING, INC. ON JUNE 21, 2016

BENCHMARK STATEMENT:
LOS ANGELES COUNTY BENCH MARK NUMBER F64812 DESCRIBED AS: "1st N.W. COR. N. END COR. 5 FT. S/O COR. 9 SW COR. LA SUBIDA DR & HACIENDA BL." ELEVATION = 469.339 (NAVD83)

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1851F OF PANEL 1851 OF 2350, EFFECTIVE SEPTEMBER 26, 2008

UTILITY INFORMATION:
WATER - SAN GABRIEL VALLEY WATER COMPANY
SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY - SOUTHERN CALIFORNIA Edison CO.
TELEPHONE - AT&T
CABLE TV - CHARTER CO.
FIRE - COUNTY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF - COUNTY OF LOS ANGELES SHERIFF'S DEPARTMENT
SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

GENERAL NOTES:
12. PROPOSED DEMOLITION: ALL EXISTING ON-SITE BUILDINGS, PARKING, PAVED AREAS, TREES AND GROUNDS.
13. NO OAK TREES ON SITE, NO SENSITIVE SPECIES.
14. EXISTING BUILDINGS 33,453 SQ.FT. TO BE REMOVED.
15. PRIVATE WATER QUALITY DEVICES ALONG REGALADO STREET, LA SUBIDA DRIVE, AND PROPOSED PRIVATE DRIVEWAY "A" ARE IN PROJECT SITE. HOA MAINTAINED.
16. NO ENTRY GATES ON PRIVATE DRIVEWAY "A" AND "B".

PROPOSED EASEMENTS
1. EASEMENTS FOR ACCESS (INGRESS/EGRESS), RIGHT TO GRADE, MAINTENANCE FOR DESIGNATED WATER, SEWER, STORM DRAIN, WATER QUALITY DEVICES, OR APPURTENANT FACILITIES ARE TO BE PROVIDED OVER PRIVATE DRIVEWAY "A" AND "B" AND FIRE LANE FOR EMERGENCY SERVICES. LOS ANGELES COUNTY PUBLIC WORKS, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AND DRY UTILITY SERVICES AS DEEMED APPROPRIATE.
2. ON-SITE WATER, SEWER, STORM DRAIN AND APPURTENANT WET UTILITY DEVICES ARE PRIVATELY MAINTAINED IN PRIVATE DRIVEWAY "A" AND "B" AND FIRE LANE AND PRIVATE COURTS C, D, AND E.

EXISTING EASEMENT NOTE:
NOTE - EASEMENTS TO BE OBTAINED PRIOR TO FINAL MAP RECORDING.
A. EXISTING EASEMENT FOR CONDUIT PURPOSES RESERVED BY WHITTIER EXTENSION COMPANY RECORDED IN BOOK 7078, PAGE 284 OF DEEDS -EASEMENT TO BE OBTAINED

EXISTING RIGHTS OF WAY AND EASEMENTS FOR ROADS AND PIPELINE RESERVED BY CONTINENTAL OIL COMPANY OVER THE EASTERLY (1/2) OF LOT 5 TRACT NO. 2472 RECORDED IN BOOK 22509, PAGE 21 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE.
-EASEMENT TO BE OBTAINED - 6,394 SF

EXISTING RIGHTS OF WAY AND EASEMENTS FOR ROADS AND PIPELINE AND LOT 19 OF TRACT NO. 2768 RECORDED IN BOOK 22425, PAGE 414 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE.
-EASEMENT TO BE OBTAINED

EXISTING EASEMENT FOR WATER PIPE LINES AND CONDUITS PURPOSES RESERVED BY VALLECITO WATER COMPANY PER RECORDING NO. 1199 -EASEMENT TO BE OBTAINED - 3,340 SF

EXISTING EASEMENT FOR WATER PIPE LINES AND CONDUITS PURPOSES RESERVED BY VALLECITO WATER COMPANY PER RECORDING NO. 1200 -EASEMENT TO BE OBTAINED - 3,720 SF

EXISTING EASEMENT FOR WATER PIPE LINES AND CONDUITS PURPOSES RESERVED BY VALLECITO WATER COMPANY PER RECORDING NO. 1083 -EASEMENT TO BE OBTAINED - 3,847 SF

EXISTING EASEMENT FOR UTILITY PURPOSES RESERVED BY SOUTHERN CALIFORNIA Edison PER RECORDING NO. 2370 -EASEMENT TO BE OBTAINED - 620 SF

EXISTING LA COUNTY EASEMENT FOR ROAD AND HIGHWAY PURPOSES, PER RECORDING NO. 3201, -EASEMENT TO REMAIN - 17,389 SF

PROPOSED EARTHWORK

	CUT:	FILL:
RAW VOLUME	21,700 CYS	46,410 CYS
5" OVER EXCAVATION (1" IN STREETS)	78,020 CYS	78,020 CYS
2.5% LOSS ON ALL EXCAVATION	2,400 CYS	2,400 CYS
.1" SUBSIDENCE	2,070 CYS	2,070 CYS
2.5% LOSS ON 6" OF SCARIFICATION	260 CYS	260 CYS
ESTIMATED TOTALS	99,720 CYS	129,250 CYS
SHORT	29,530 CYS	

NOTE: SPOIL DIRT ESTIMATED TO BE 5,200 CYS

PROPOSED EARTHWORK

RAW VOLUME 21,700 CYS 46,410 CYS

5" OVER EXCAVATION (1" IN STREETS) 78,020 CYS 78,020 CYS

2.5% LOSS ON ALL EXCAVATION 2,400 CYS 2,400 CYS

.1" SUBSIDENCE 2,070 CYS 2,070 CYS

2.5% LOSS ON 6" OF SCARIFICATION 260 CYS 260 CYS

ESTIMATED TOTALS 99,720 CYS 129,250 CYS

SHORT 29,530 CYS

NOTE: SPOIL DIRT ESTIMATED TO BE 5,200 CYS

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5" OVER EXCAVATION (1" IN STREETS) 78,020 CYS 78,020 CYS

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ESTIMATED TOTALS 99,720 CYS 129,250 CYS

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ESTIMATED TOTALS 99,720 CYS 129,250 CYS

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RAW VOLUME 21,700 CYS 46,410 CYS

5" OVER EXCAVATION (1" IN STREETS) 78,020 CYS 78,020 CYS

2.5% LOSS ON ALL EXCAVATION 2,400 CYS 2,400 CYS

.1" SUBSIDENCE 2,070 CYS 2,070 CYS

2.5% LOSS ON 6" OF SCARIFICATION 260 CYS 260 CYS

ESTIMATED TOTALS 99,720 CYS 129,250 CYS

SHORT 29,530 CYS

NOTE: SPOIL DIRT ESTIMATED TO BE 5,200 CYS

LEGEND/SYMBOLS

ASPH

CB

CONC

MH

MWS

RWH

R/W

TOE

L.O.S

PROJECT BOUNDARY

TRACT BOUNDARY

PROPOSED RIGHT OF WAY

PROPOSED CENTERLINE

PROPOSED EASEMENT

RETAINING WALL

ADA PATH OF TRAVEL

WATER LINE

SEWER LINE

PROPOSED PRIVATE STORM DRAIN

GRATE INLET FOR WQ FLOWS

EXISTING 8" WATER LINE

EXISTING 8" SEWER LINE

PAD ELEVATION

FILTERRA BIOFILTRATION UNIT

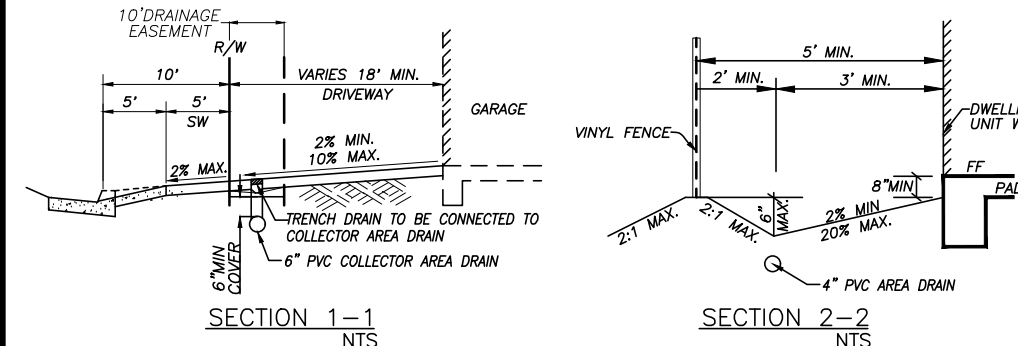
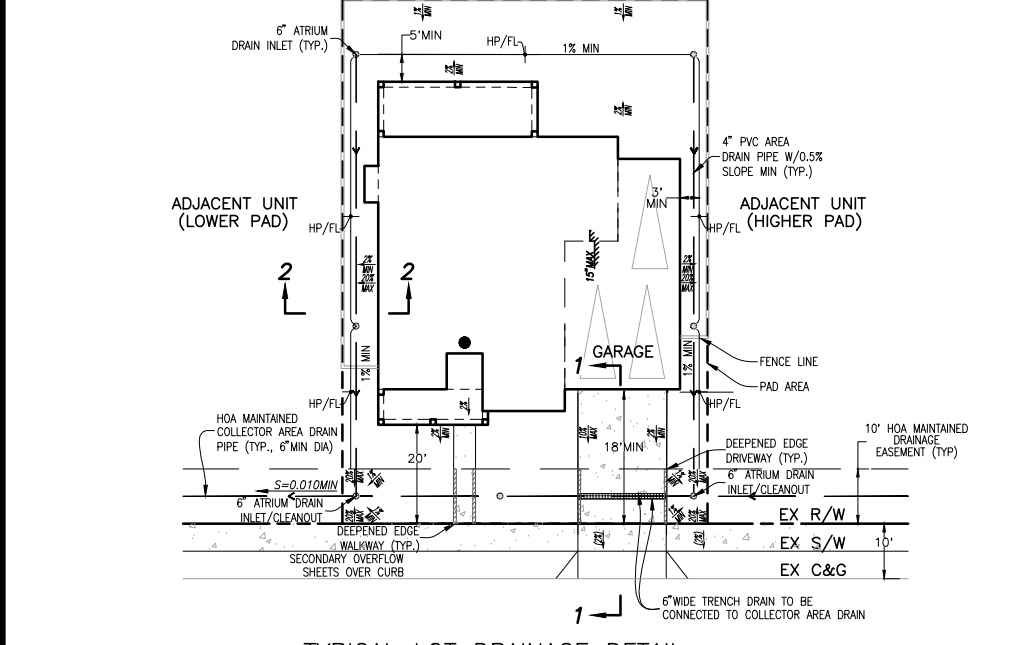
PROJECT NUMBER
2019-001063
REQUESTED ENTITLEMENTS
VESTING TENTATIVE TRACT MAP NO. 82160/RPPL 2019002046
ENVIRONMENTAL ASSESSMENT NO. RPPL 2019002049
CUP NO. RPPL2019002048

MAJOR LAND DIVISION VESTING TENTATIVE TRACT NO. 82160 FOR CONDOMINIUM PURPOSES

EXHIBIT A LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOTS 5 AND 6 OF TRACT NO. 2472, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGES 96 AND 97 OF MAPS; AND LOT 19 OF TRACT NO. 2768, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 35 AND 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECEIVED 4th Revision
DEPT. OF REGIONAL PLANNING
TR82160 / VESTING TENTATIVE TRACT MAP
07/08/2020 EXHIBIT MAP



LEGEND/SYMBOLS

ASPH

CB

CONC

MH

MWS

RWH

R/W

TOE

L.O.S

PROJECT BOUNDARY

TRACT BOUNDARY

PROPOSED RIGHT OF WAY

PROPOSED CENTERLINE

PROPOSED EASEMENT

RETAINING WALL

ADA PATH OF TRAVEL

WATER LINE

SEWER LINE

PROPOSED PRIVATE STORM DRAIN

GRATE INLET FOR WQ FLOWS

EXISTING 8" WATER LINE

EXISTING 8" SEWER LINE

PAD ELEVATION

FILTERRA BIOFILTRATION UNIT

RETAINING WALL CALL OUT
(REFER TO EXHIBIT B FOR WALL DETAIL)

FIRE LANE

END OF FIRE LANE

COMMON SPACE

DEDICATED TO PUBLIC STREET

PROPOSED FIRE HYDRANT

SUBJECT TO LACOFD

EXISTING FIRE HYDRANT

PROPOSED STREET LIGHT

CAPPED WELL

EXISTING STREET LIGHT

EXISTING STREET LIGHT

SIGN

POWER POLE

METER

EXISTING CATCH BASIN

VALVE

MANHOLE

EXISTING FENCE

TREE LINE

EXISTING BUILDINGS
OR STRUCTURES
TO BE REMOVED

RETAINING WALL DETAIL

REFER TO SECTIONS & RETAINING WALL DETAIL EXHIBIT A SHEET 3 OF 3

SECTION "A-A"

N.T.S.

SECTION "B-B"

N.T.S.

PRIVATE DRIVEWAY "A"

& FIRE LANE

TYPICAL SECTION

N.T.S.

PRIVATE DRIVEWAY "B"

& FIRE LANE

TYPICAL SECTION

N.T.S.

PRIVATE COURT "C" & "D"

& FIRE LANE

SECTION "C-C"

N.T.S.

PRIVATE COURT "E"

& FIRE LANE

SECTION "D-D"

N.T.S.

FIRE TRUCK TURNING DETAIL

N.T.S.

INCHES

FEET

0 20 40

1/2

INCHES

FEET

0 20 40

1/2

INCHES

FEET

0 20 40

1/2

EXHIBIT A
VESTING TENTATIVE TRACT NO. 82160
FOR CONDOMINIUM PURPOSES
15045 LA SUBIDA DR, HACIENDA HEIGHTS, CA 91745
APN: 8222-009-900, 901, 902

SUBMITTAL DATE:

SHEET 2

OF 3

RECEIVED 4th Revision
DEPT. OF REGIONAL PLANNING
TR82160 / VESTING TENTATIVE TRACT MAP
07/08/2020 EXHIBIT MAP

SECTION "E-E"

SCALE: 1"=10'

EXISTING HOME

23'

EX. R/W

10'

60' EXISTING LA SUBIDA DR

40'

10'

EX. R/W

20.0'

PORCH

PROPOSED HOME

5' SIDEWALK

EL=310

EL=307

EL=308.5

EXISTING HOME
P=525.5

LOT LINE

FENCE
5.0'

61.0'

PROPOSED HOME
P=514

2-1 SLOPE
EQ=518.0

31.5'

PORCH

V-DITCH

1.5' RETAINING WALL

V-DITCH

4' RETAINING WALL

The site plan shows a proposed home on the left with a porch area labeled 'P=486.9'. To its right is a 'PORCH' area. A horizontal line represents the 'LOT LINE' with a distance of 55' from the porch to a point 'B'. From point 'B', a horizontal line extends 38' to the 'EXISTING HOME' on the right. A 'DRAINAGE & ACCESS EASEMENT' is shown as a 10' wide area. A 'FENCE' is indicated by a line with 'x' marks. The 'EXISTING SLOPE' is shown as a hatched area. A '2:1 SLOPE' is indicated for a ditch area. A 'V-DITCH' is shown at the bottom. The 'PROPOSED HOME' is labeled on the left, and the 'EXISTING HOME' is labeled on the right.

The site plan illustrates the layout of a property with the following features and dimensions:

- EXISTING HOME:** Located on the left side of the plan.
- EXISTING POOL:** Situated between the existing home and the gazebo.
- EXISTING GAZEBO:** Located in the upper central part of the plan.
- LOT LINE:** A vertical line separating the existing gazebo area from the rest of the property.
- FENCE:** A line running horizontally from the lot line towards the right.
- PROPOSED HOME:** Located on the right side of the plan.
- PORCH:** Attached to the proposed home.
- Dimensions:**
 - 65.4' (horizontal distance from existing home to gazebo)
 - P=538.5 (elevation at the pool)
 - 49.5' (horizontal distance from lot line to proposed home)
 - 26.0' (horizontal distance from porch to proposed home)
 - P=510.5 (elevation at the porch)
- Topography and Features:**
 - 2:1 SLOPE:** A sloped area between the gazebo and the porch.
 - EL = 525.5:** Elevation at the top of the slope.
 - EL = 516:** Elevation at the bottom of the slope.
 - V-DITCH:** A ditch located near the gazebo.
 - RETAINING WALLS:**
 - 1.5' RETAINING WALL (near the gazebo)
 - 5.5' RETAINING WALL (near the porch)

PROPOSED HOME

PORCH

P=491

20'

EX. R/W

10'

60' EXISTING REGALADO ST

40'

11'

EX. R/W

EXISTING HOME

5' SIDEWALK

5' SIDEWALK

EXIST. SLOPE

FL=483.3

FL=48

Site plan showing the layout of the proposed home, existing home, and driveway. The plan includes dimensions for the driveway (60' existing LA Subida Dr), sidewalk (5' sidewalk), and porch (20.0'). It also shows the existing home, proposed home, and driveway. The plan is oriented with North at the top.

SCALE: 1"=10'

PROPOSED HOME

20.0'

EX. R/W

10'

60' EXISTING REGALADO ST

40'

EX. R/W

18'

EXISTING HOME

5' SIDEWALK

5' SIDEWALK

PL=520.0

EL=497.0

EL=497.0

EXISTING HOME

PROPOSED HOME

60' EXISTING LA SUBIDA DR

21'

10'

40'

10'

20.0'

EX. R/W

EX. R/W

5' SIDEWALK

5' SIDEWALK

EL=320

EL=318

EL=317

EL=317

EL=320.5

3" x 2" x 16 GA. TUB. STL. TOP RAIL
WELDED TO 1 1/2" x 2" U-DRAINAGE

1 1/2" SQ. x 16 GA. TUB. STL. POSTS
MID RAIL

7/8" x 16 GA. TUB. STL. PICKETS
4" MAX. BTWN. PICKETS

FENCE POST/WALL CONNECTION.
SEE DETAIL BELOW

REFER TO RETAINING WALL DETAILS

NOTE:
PILLET WELD CONTINUOUS
ALL JOINTS

TUBULAR FENCE DETAIL

NOTE:
INSERT POST INTO WALL CELL
EMBEDDED IN WALL - 16" MIN.
FULL VOIDS WITH EPOXY GROUT
AND CAP NEATLY

2" CLR.

TUB. STL. FENCE POST

SOLID GROUT AL. CELLS

SECTION
POST CONNECTION

[illegible][illegible]

NOTE:
WALL FOOTINGS AND REINFORCEMENT
SHOWN PER SECTION AND PER RETAINING
WALL DESIGN. WALL SHOULD BE DESIGNED PER
RETAINING WALL DESIGN.

0.5' TO 0.6'

2x16" WALL CAP

1/4" CONT. (TYP.)
32" C.

2" CLR.

2" CLR.

1/2" WALL @ 16" O.C.

#4 CONT. @ 18" O.C.

#4 @ 16" O.C.

SURD

1/2" WALL

16" O.C.

8'